

RICHMOND ROAD, LEYTONSTONE

Offers In Excess Of £450,000 Leasehold
2 Bed Flat



Features:

- Victorian Conversion
- Ground Floor
- Private Garden
- Two Bedrooms
- Close to Leytonstone Station
- Good Decorative Order
- Close to Francis Road
- Planning Permission Agreed for Internal Works

A smartly finished two double bedroom ground floor apartment, with private garden and substantial Victorian proportions. Elegantly appointed throughout, just five minutes from Francis Road and ten from Leytonstone tube, this is a fine find.

Leytonstone High Road overground station is also nice and handy, a mere five minutes on foot for the Gospel Oak to Barking Riverside line and direct runs to the River Thames.

REQUEST A VIEWING
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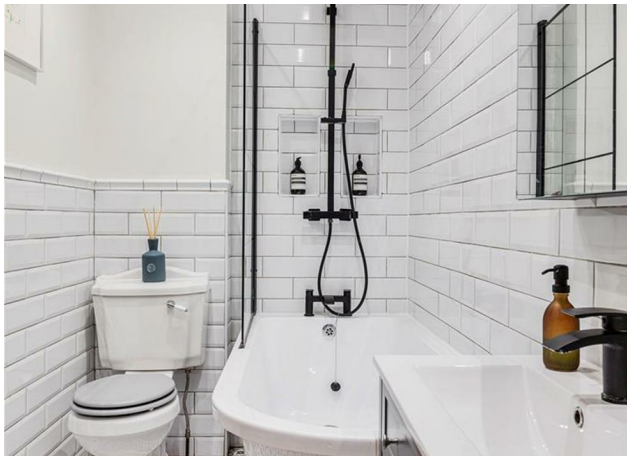
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IF YOU LIVED HERE...

You'll step past that handsome brick frontage, complete with original, ornate mouldings and find your principal bedroom straight ahead as you enter. Finished in tranquil mint green, this is a generous 150 square foot double, with integrated wardrobes running from the soft carpeted floor to the high ceiling. Next door your bathroom's a stylish, boutique affair in exquisite metro tiles, with an onyx rainfall shower over the freestanding clawfoot tub.

Bedroom number two is down the hall, the perfect nursery in sky blue. There's some handy understairs storage in the hallway before you come to your kitchen, sleekly decked out in white and slate grey. Finally, to the rear your reception room completes things in style, with blonde hardwood floors and striking royal blue chimney breast. Best of all, it's flooded with natural light from your utility room and conservatory combo, offering views out to your garden where a large timber deck descends to lawn.

Outside and, as noted, our celebrated thoroughfare of Francis Road is just a five minute stroll, home to all manner of new favourites-in-waiting, from Mornry's delicious home made treats

to the artisanal brews at Albert & Francis cafe. You'll also find lovingly curated vintages at Yardarm wines and one of London's last remaining record specialists at Dreamhouse Records. It's all on your doorstep.

WHAT ELSE?

- Even closer to home is your new local, the beloved Heathcote & Star, just one minute away.
- Leytonstone tube is just a third of a mile on foot for the Central line and direct, fourteen minute connections to Liverpool Street, putting the City well within a half hour away door to door.
- There's no shortage of greenery nearby either. Not only are the gorgeously landscaped grounds of Coronation Gardens just a half mile on foot, but the endlessly explorable expanse of Epping Forest and Wanstead Flats are just a fifteen minute walk.



A WORD FROM THE OWNER...

"We have lived in our property for over 5 happy years now, and we may be biased but we think Richmond Road is one of the best (and prettiest) places to live in Leytonstone! You are a stones throw from excellent transport links into the city and West End, but also have plenty of open space and endless walking trails in Epping Forest. Not only that, all of the convenient amenities of Leytonstone and Leyton high streets are a short walk away, and some incredible pubs and cafes right on your doorstep (check out Leytonstone Tavern for the best burgers and roast dinners, and Albert and Francis for all of your toastie needs!).

This has been our first property that we bought together and we have loved turning it into a family home. The sun trap of our back garden has been a haven, and the perfect place to host friends and family. We are only moving on now because of our growing family, but know that someone is going to love this home as much as we have!"

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Cellar
18'0" x 4'11"

Bedroom 1
14'1" x 11'3"

Bathroom
9'5" x 4'11"

Bedroom 2
9'5" x 6'2"

Kitchen
7'6" x 6'5"

Reception
11'10" x 9'10"

Utility Room
9'10" x 4'2"

Garden
24'7"



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